

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3209/9 POWER STREET SOUTHBANK VIC 3006

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$388,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,999

Property type

Unit

Suburb

Southbank

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3212/9 POWER STREET SOUTHBANK VIC 3006 | \$510,000 | 28-Feb-23 |
| 2603/180 CITY ROAD SOUTHBANK VIC 3006  | \$475,888 | 14-Sep-22 |
| 2903/180 CITY ROAD SOUTHBANK VIC 3006  | \$488,000 | 10-Sep-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 March 2023

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## 3212/9 POWER STREET SOUTHBANK VIC 3006

1 1 1

Sold Price

<sup>RS</sup>

**\$510,000**

Sold Date

**28-Feb-23**

Distance

**0km**



## 2603/180 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price

**\$475,888**

Sold Date

**14-Sep-22**

Distance

**0.08km**



## 2903/180 CITY ROAD SOUTHBANK VIC 3006

1 1 1

Sold Price

**\$488,000**

Sold Date

**10-Sep-22**

Distance

**0.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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